

1943 Profile of the Gun Hill Road, Bronx area

from the 1943 *New York City Market Analysis*



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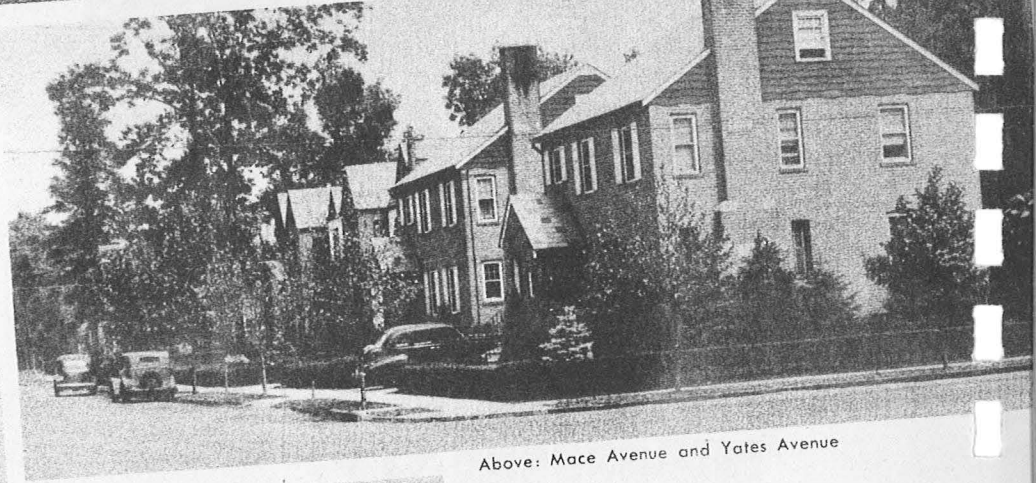
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Above: Facing east from corner of Wilson Avenue on Boston Road



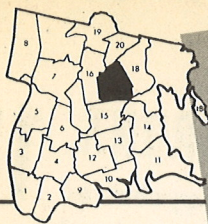
Above: Mickle Avenue looking from Astor Avenue toward Waring Avenue



Above: Mace Avenue and Yates Avenue



Left: Northeast corner of Tieman Avenue and Astor Avenue



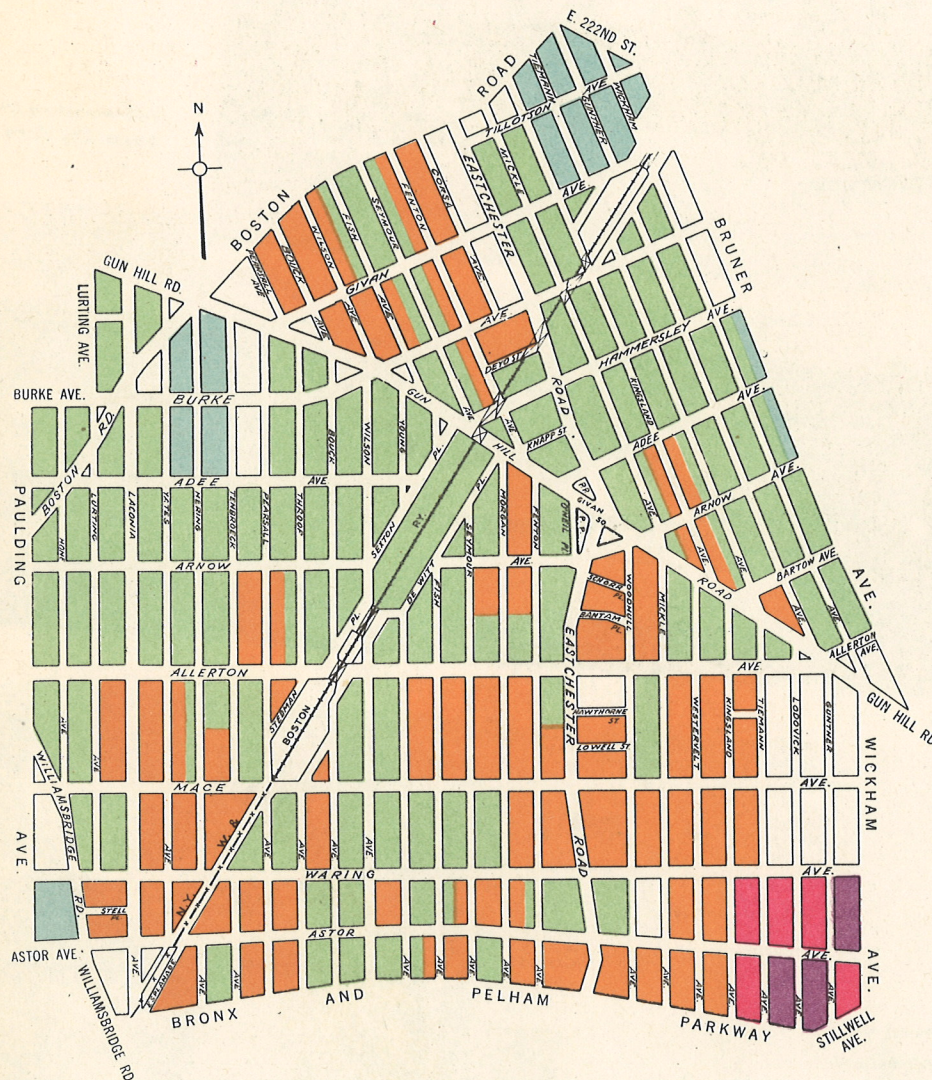
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BRONX

17

Gun Hill Road



POPULATION	13,579
(larger than Emporia, Kans.)	
Native white	9,799
Foreign-born white	3,603
Negro	170
Other races	7

Scattered Italians comprise half the foreign-born population; remainder are mixed Europeans with Germans leading.

FAMILIES	3,160
—owner families	1,620
—tenant families	1,540

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	27
100-149	6,000-9,999	86
75- 99	4,500-5,999	277
50- 74	3,000-4,499	1,108
30- 49	1,800-2,999	1,164
40- 49	2,400-2,999	582
30- 39	1,800-2,399	582
Under 30	Under 1,800	368
Unknown		130
Median family expenditure	\$2,983	
Average family expenditure	\$3,238	
RESIDENTIAL STRUCTURES	2,178	
—one-family houses	1,442	
—two-family houses	525	
—three-or-more-family houses	211	

Development of the better type one and two-family homes continues in this district. Population increased more than 50% from 1930 to 1940. Only one Bronx district grew faster. Attractive and expensive private homes predominate in the southeastern section. There is another better type community above Gun Hill Road, east of Boston Road. With the exception of the main thoroughfares, the district is almost entirely residential. Retail outlets are scattered with Boston Road the important shopping center.